



3-5 Year Strategic Plan – Amendment #1

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

NAME OF JURISDICTION: Lafayette, IN & West Lafayette, IN

Consolidated Plan Time Period: July 1, 2010 through June 30, 2015

The Consolidated Plan is more than an assessment of needs for the West Lafayette, Lafayette and Tippecanoe County communities. The Consolidated Plan sets forth a strategy to address causes of those problems and needs identified, rather than focus on the symptoms of the problem.

This section of the Consolidated Plan will define the community development goals, strategies and outcomes that the cities of Lafayette and West Lafayette will work toward over the next five years. Only one federal entitlement grants will provide the funding that supports these strategies and outcomes outlined in this section: the Community Development Block Grant (CDBG) Program.

This amendment only addresses the goals and strategies set by the cities of Lafayette and West Lafayette. After the first year of the Consolidated Plan implementation, the cities of Lafayette and West Lafayette requests an amendment to is plan as a way to be more flexible in addressing the needs of the community. All other parts of the Consolidated Plan will remain the same as previously published. This document was released for public comment on April 15, 2011 for a period of 30 days. Comments and responses will be included in the final document.

STRATEGIC PLAN

The strategic plan must describe how the jurisdiction plans to provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment, and economic opportunity, principally for extremely low-, low-income, and moderate-income residents.

General Priority Needs Analysis and Strategies 91.215 (a)

1. In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables* prescribed by HUD. 92.215(a)(1)

****If not using the CPMP Tool: Complete and submit Table 1A Homeless and Special Needs Population; Table 1B Special Needs (Non-Homeless) Populations; Table 2A Priority Housing Needs/Investment Plan Table; and Table 2B Priority Community Development Needs.***

****If using the CPMP Tool:*** Complete and submit the Needs Table file:
Needs.xls

2. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
3. If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.
4. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).
5. If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.
6. Identify any obstacles to meeting underserved needs.

The cities of Lafayette and West Lafayette are located within Tippecanoe County, Indiana. Tippecanoe County is primarily a rural community along Interstate 65, northwest of Indianapolis. Both cities are designated by the U.S. Department of Housing and Urban Development (HUD) as entitlement cities. Both cities receive an allocation of the Community Development Block Grant (CDBG) and the HOME Investment Partnership program (HOME) funds each year. The funds will be approximately \$2.16 million every year, for a total of \$10.8 million over the five years of this Consolidated Plan.

Tippecanoe County is also home to four incorporated towns, Battle Ground, Dayton, Clarks Hill and Shadeland. The unincorporated areas in the county, Battle Ground, Lafayette and West Lafayette have formed a consortium to share the allocation of HOME dollars. This grouping of leaders is called the HOME Consortium. The staff at the city of Lafayette is responsible for the implementation and administration of the HOME funds at the behest of the HOME Consortium.

According to the 2000 Census, Tippecanoe County was home to 148,955 individuals. The 2006-2008 American Community Survey (ACS) reported that the county's estimated population was 161,927. Population estimates courtesy of the Indiana Business Research Center (IBRC) place the 2008 population for Tippecanoe County at 164,237. Assuming the estimate for 2008 is accurate, the population growth in Tippecanoe County between 2000 and 2007 is at 10 percent.

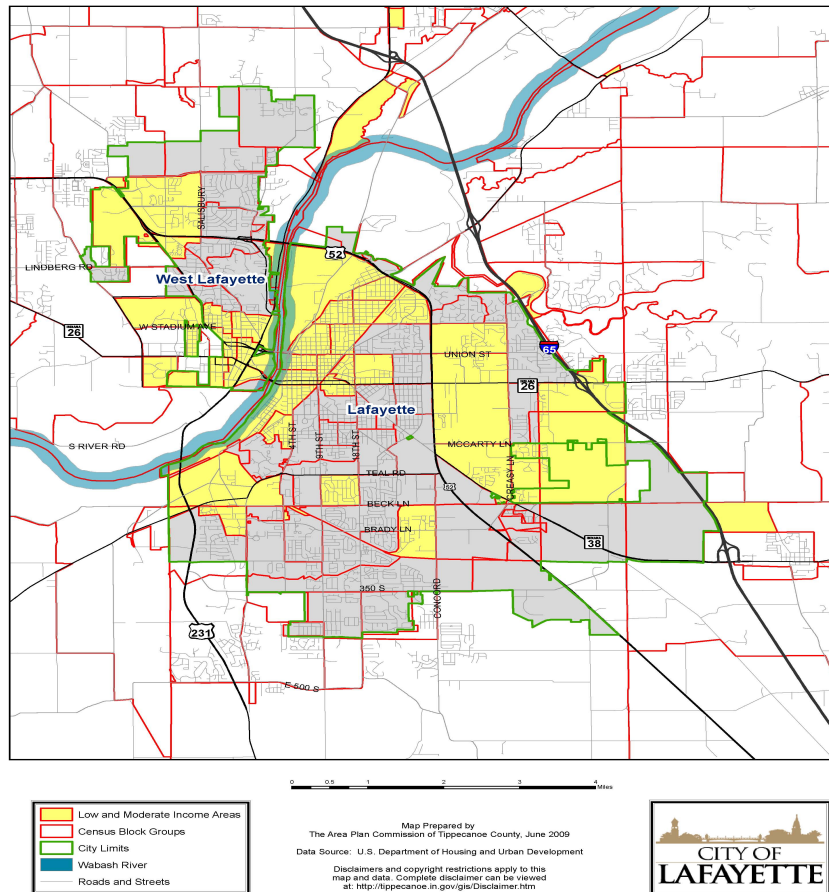
The city of Lafayette is the county seat for Tippecanoe County and is the largest incorporated area and home to the largest portion of the county's population. An estimated 64,049 people call Lafayette home.

*Table III-I:
Estimated
Population by
CDBG City and
County.
Source: U.S.
Census and
STATS Indiana.*

	1990	2000	2008 Est.	Change from 1990-2008
Lafayette	43,764	60,525	64,049	46.4%
West Lafayette	25,907	28,778	30,847	19.1%
Tippecanoe County	130,598	148,955	164,237	25.8%

The city of West Lafayette is home to Purdue University and is located on the west side of Lafayette, with a river separating the two cities geographically. Approximately 30,847 people call West Lafayette home, not including students. Table III-I shows the population growth of Tippecanoe County and the cities since 1990.

The city of Lafayette and West Lafayette have a number of low to moderate income census tracts located within their borders. A low to moderate income census tract is defined as a census tract with 51 percent or more of the population earning incomes below 80 percent of the median family income. Priorities for activities that benefit a whole neighborhood, such as infrastructure improvement and park facility upgrades are reserved for these areas of low to moderate income. Figure III-I shows the area of low to moderate census tracts.



*Figure III-I:
Concentration
of Low to
Moderate
Income
Census Tracts.
Source: The
Area Planning
Commission of
Tippecanoe
County, 2009.*

From the 2000 Census and the available estimates for 2006 and 2007, the basic racial makeup of Tippecanoe County is 89% White, 3% African American, 5% Asian and 4% other racial minorities, which is comprised of the typical racial/ethnic categories found in the Census. These categories include: (1) American Indian and Alaska Native, (2) Native Hawaiian and Other Pacific Islander, and (3) Other. The U.S. Census Bureau estimates that the percentage of White residents in Tippecanoe County has remained the same since 2000, and also suggests that there will be a slight increase in the percentage of African American residents and decrease of Asian residents during the same period. However, upon consultation with community stakeholders, the estimates published by the U.S. Census do not match what appears to be happening within the population.

The 2010 Analysis of Impediments reviewed the concentration of minorities within Tippecanoe County. Regardless of race or ethnicity, the relevant statistical impact of minorities is solely within the borders of the cities of Lafayette and West Lafayette. Because these minorities represent such a small portion of the population and do not make up a concentration in the community any larger than 5 percent, the cities of Lafayette and West Lafayette must target these minorities to inform them of the available beneficial programming.

Funding for programs will be directed to programs and projects that meet the following criteria:

- Meet a goal of the 2010-2014 Consolidated Plan
- Demonstrate a significance of need
- Serve an eligible area within Tippecanoe County or the cities of Lafayette and West Lafayette, depending on the grant used
- Project or program is eligible under HUD rules
- Create a visual impact in the neighborhood, particularly if an infrastructure project
- Benefits persons at-risk of homelessness or who are homeless
- Benefits a special needs population
- Serves a low to moderate income census tract

Activities and projects that meet all the above criteria receive the highest priority, reducing the amount of funding spent on programs or projects that meet only few or none of the above criteria.

The city of Lafayette will continue to target an area called the Neighborhood Revitalization Strategy Area. This area encompasses portions of downtown and the neighborhoods that surround downtown Lafayette. The area has a higher rate of low to moderate income households. A map of the area is located in Appendix E. The efforts and strategies for revitalizing this target area will be discussed later in this document.

One of the most difficult tasks the cities of Lafayette and West Lafayette have is finding enough adequate funding to meet the underserved needs. Both cities strive to support as many programs as possible; however, by doing so the limited funds they currently receive do not support the demand for services. Funding may be adequate enough to provide the direct services to the client, but it may not cover the administrative expenses that come with providing the services to the client.

Another obstacle for some of the housing developers in the area is securing enough funding to meet the match requirements of the HOME program. The HOME program usually requires that the developer match 25 cents for every dollar awarded. This is an obstacle for some of the local non-profit housing developers as they only able to complete smaller scale projects every year, rather than leveraging large projects as are often found in larger cities.

Specific Objectives 91.215 (a) (4)

7. Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.

Goals and objectives to be carried out during the strategic plan period are indicated by placing a check in the following boxes.

<input checked="" type="checkbox"/>	Objective Category Decent Housing Which includes:	<input checked="" type="checkbox"/>	Objective Category: Expanded Economic Opportunities Which includes:	<input checked="" type="checkbox"/>	Objective Category: Expanded Economic Opportunities Which includes:
<input checked="" type="checkbox"/>	assisting homeless persons obtain affordable housing	<input type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input checked="" type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input checked="" type="checkbox"/>	the provision of public services concerned with employment
<input type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input checked="" type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input checked="" type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

Identify Specific Objectives and Proposed Outcomes by completing Table 1C or 2C – Summary of Specific Objectives

HOUSING

Priority Housing Needs

91.215 (b)

8. Describe the relationship between the allocation priorities and the extent of need given to each category specified in the Housing Needs Table (Table 2A or Needs.xls). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
9. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.
Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.
10. Identify any obstacles to meeting underserved needs.

The Housing Needs Table analyzes the needs by size and income level for every type of household. Priority has been given to the areas with the largest need. The biggest housing needs in the cities of Lafayette and West Lafayette have remained the same over the past five years, despite efforts during the previous five-year Consolidated Plan. Low income and extremely low income renters face the largest cost burden and have the most difficult time finding affordable housing. These income brackets are described as households living at 31 to 50 percent of the median family income and below 30 percent of the median family income, respectively.

Large families are those with the greatest need of affordable housing, both rental housing and owner occupied housing. Figures II-I and II-II show the percent of renters and owners with housing problems by income and size of household. A housing problem is defined as a cost burden by the household or living in substandard housing, typically without functioning kitchen or bathroom facilities.

The cities of Lafayette and West Lafayette prioritize the needs of these families and households as a high needs and will fund programs to address their needs. Because of the location of Purdue University, rental housing is readily available. Creation of new rental units will only be supported if it targets very low income, extremely low income households, special needs populations and is either infill development, redevelopment or considered Smart Growth development.

In addition, the HOME Consortium, via the city of Lafayette, will provide tenant based rental assistance, helping these renters pay for housing that exceed their ability to pay. As with the Housing Choice Voucher program, tenant based rental assistance will help households pay the rent after the household contributes 30 percent of their gross monthly income towards rent.

The difficulty with serving these categories of households is finding the balance between the amount of subsidy required to make the project viable in the long term and the desire to create as many units as possible to address the need. As previously stated, these households have remained a high priority over the last five years and continue to be the populations in greatest need of affordable housing. The demand for affordable housing for these households has not decreased. The cities of Lafayette and West Lafayette strive to meet this demand; on the other hand, limited funds and high demand for student housing push the cost of development. Higher subsidies allow builders and developers to lower the cost of the rent or sale of the units and/or increase the maintenance budget and decrease the long-term debt service but are often difficult to provide in light of limited HOME budgets each year.

The foreclosure crisis continues to hit the cities of Lafayette and West Lafayette, as well as Tippecanoe County. While the increase in foreclosures began in 2005 for this area, it continues as people lose their employment and income. The most basic need of people entering foreclosure is assistance with identifying other employment that pays a living wage. In addition to creation of housing, the cities of Lafayette and West Lafayette will look for new ways to attract business and new jobs that will pay living wages and enable households to remain in their homes which were once affordable.

Specific Objectives/Affordable Housing 91.215 (b)

Note: Specific affordable housing objectives must specify the number of extremely low-income, low-income, and moderate-income households to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (24 CFR 91.215(b)(2))

11. Identify each specific housing objective by number (DH-1, DH-2, DH-2), proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls file.

12. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.
13. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.
14. If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.

The cities of Lafayette and West Lafayette, as well as the HOME Consortium will strive to meet two primary housing goals. Each city, because of different funding resources they are administratively responsible for, will utilize different strategies to reach these

goals. The first goal relates to homeownership and the second goal addresses rental housing needs.

1. *Stabilize homeownership within Tippecanoe County, particularly within the cities of Lafayette and West Lafayette.*

Lafayette will:

Strategy	Five-Year Goal
<i>As Amended:</i> Provide repairs for homeowners earning less than 80 percent of the area median income.	500 units
<i>As amended:</i> Create new homeownership opportunities through new construction/infill in existing neighborhoods.	5 units
Acquisition/rehab existing homes in established Lafayette neighborhoods to sell to low to moderate income families	20 units

West Lafayette will:

Strategy	Five-Year Goal
Provide repairs for homeowners who were unable to save for large repairs, targeting households under 80 percent of the area median income.	50 units
Rehabilitate homes for homeownership within CHDO service areas to balance against increasing student housing and other rental housing.	9 units
Assist with lead-based paint testing and abatement of lead-based paint from homes with small children via home repair.	6 households

2. *Encourage responsible rental unit creation and maintenance:*

Lafayette will:

Strategy	Five-Year Goal
<i>As Amended:</i> Create, support and develop rental housing for households earning less than 80 percent of the area median income, prioritizing developments for seniors and special needs populations	50 units
Provide tenant counseling on rights in foreclosure of homes and legal responsibilities for caring for the home	3 workshops
<i>As Amended:</i> Provide tenant based rental assistance to people on the Section 8 waiting list.	40 households

West Lafayette will:

Strategy	Five-Year Goal
Form a partnership with Purdue University to create additional, stable student housing to meet increasing demand.	Meet Quarterly
Provide tenant counseling on rights in foreclosure of homes and legal responsibilities for caring for the home.	Host one meeting annually

Federal dollars must play a large part in the implementation of these goals. Primarily the Community Development Block Grant and the HOME Investment Partnerships Program will fund the above strategies. Over the next five years, those funds will total an estimated 10.8 million dollars. Low Income Housing Tax Credits through the state of Indiana will also help the development of rental housing, particularly for the extremely low income households.

Private resources will also play a large role in the development of housing throughout Tippecanoe County. A network made up of non-profit service organizations and community development housing organizations within the county, benefit from private dollars to pay for operating costs and create/renovate housing in conjunction with the federal dollars.

Neighborhood Stabilization Program

As part of the Housing and Economic Recovery Act of 2008, the city of Lafayette has received an additional \$7.77 million from the U.S. Department of Housing and Urban Development (HUD) and the Indiana Housing and Community Development Authority to stabilize areas hit by high foreclosures and declining property values. These dollars are in addition to the annual entitlement dollars and have been given as a one-time grant to impact struggling neighborhoods.

The area to be served by the NSP grant is the Glen Acres and adjacent Vinton neighborhoods. Glen Acres is bordered on the west by Sagamore Parkway; the north by Greenbush Street; the east by Creasy Lane and the south by Union Street. Vinton Neighborhood is bordered on the west by Erie Street; the north by Sagamore Parkway; the east by Sagamore Parkway and the south by Greenbush Street. Glen Acres is primarily a single-family residential neighborhood. Contained within the neighborhood was the Bridgeway Apartments. The focus of the grant is the demolition of Bridgeway to be replaced by a new development combining apartments and single family homes. The new development is known as Chatham Square. In addition to the Chatham Square development, NSP funds will be used for other activities in the Glen Acres Neighborhood. A breakdown of the anticipated uses of the allocated funds includes:

- **Administration - \$370,200**
This activity will provide funds to pay for expenses related to administering the NSP grant.
- **Redevelopment/New Construction - \$ 6,170,000**
This activity will involve the demolition of the Bridgeway Apartments and the development of Chatham Square. Chatham Square will include 89 income-

targeted rental units and up to 10 new single family homes.

- ***Purchase and rehabilitate homes and residential properties that are abandoned or foreclosed upon in order to rehabilitate and sell such properties. - \$ 1,174,000***

This activity will involve the purchase of approximately eight (8) homes. The houses will be renovated and then sold to income-qualified homebuyers who intend to occupy the property as a primary residence.

- ***Demolish blighted structures - \$210,000***

This activity will involve the purchase and demolition of approximately six (6) homes. Homes identified as blighted, unsafe and beyond repair will be targeted.

The Redevelopment Department with the city of Lafayette is charged with the implementation of the Neighborhood Stabilization Program projects.

Public Housing Strategy 91.215 (c)

15. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list).
16. Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.
17. Describe the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
18. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
19. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

The Lafayette Housing Authority serves Tippecanoe County. It does not own or manage any public housing developments of its own and only administers programs related to the Section 8 Housing Choice Voucher program. The mission of the Lafayette Housing Authority is to:

- Provide affordable housing opportunities
- To stimulate the development of and increase the availability of affordable housing
- To ensure safe and decent housing for program participants
- To promote self-sufficiency and independence
- To be fiscally responsible
- To perform these charges without discrimination and with respect to the people it serves

The Lafayette Housing Authority will continue four main programs to benefit low to moderate income clients. Three of these programs are executed through the use of Section 8 Housing Choice Vouchers. One program is supported by the HOME Consortium and the city of Lafayette.

Section 8 vouchers, from the U.S. Department of Housing and Urban Development (HUD) allow households to access housing that would not be affordable to them. The household pays 30 percent of their gross monthly income and the voucher pays the remainder of the rent owed to the landlord. A total of 1,231 people benefit from this program and 1,017 people are waiting for a voucher. Lafayette estimates that a household will have to wait 13-18 months to receive a voucher. Since the Lafayette Housing Authority is only allotted an annual amount, a household must “graduate” to self-sufficiency and/or move to another location to free up a voucher for someone on the waiting list.

Given that people must move to self-sufficiency, the Lafayette Housing Authority offers two programs with the use of the Housing Choice Vouchers. The Section 8 Homeownership program assists households who are working towards self-sufficiency, or have established good credit and have taken a home buyer education class to use their voucher towards homeownership. The rules are the same as the traditional Housing Choice Voucher program; however, the voucher is used to help pay monthly mortgage payments instead of rent.

Tenant Based Rental Assistance works in the same manner as the basic Section 8 Housing Choice voucher program. Funding for this program is provided by the HOME funds awarded by the HOME Consortium and administered by the city of Lafayette. These funds help close the gap on the waiting list, by providing assistance for one year before a Section 8 Housing Choice Voucher becomes available for the household. This enables approximately 10 households to come off the waiting list early and receive assistance.

The Lafayette Housing Authority does not have a troubled status.

HOMELESS

Priority Homeless Needs

*Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook

20. Describe the jurisdiction's choice of priority needs and allocation priorities, based on reliable data meeting HUD standards and reflecting the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals.
21. Provide an analysis of how the needs of each category of residents (listed in question #38) provided the basis for determining the relative priority of each priority homeless need category.
22. Provide a brief narrative addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

Homeless Strategy **91.215 (d)**

Homelessness

23. Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.
24. Describe the jurisdiction's strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

Chronic Homelessness

25. Describe the jurisdiction's strategy for eliminating chronic homelessness. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness.

26. Describe the efforts to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.(91.215(l))

Homelessness Prevention

27. Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

Institutional Structure

28. Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

Discharge Coordination Policy

29. Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

To address homelessness, the cities of Lafayette and West Lafayette, as well as Tippecanoe County must use a two prong approach. The first method is to address homelessness at the local level. The second method is to participate in homelessness prevention at the state level and participate in the Balance of State Continuum of Care. Through the state of Indiana, the area can assess the homeless problem with a "housing first" approach and access federal resources directed specifically to homelessness.

In 2009, the state of Indiana, Indiana Housing and Community Development Authority (IHCD) reorganized its Inter-Agency Council into the "Indiana Planning Council on the Homeless." The Council was established as an overall planning body for initiatives aimed at ending homeless in Indiana, and is committed to using a comprehensive approach to develop, operate, and improve Indiana's continuum of homelessness solutions. The Council operates from a "housing first" philosophy and embraces the proven efficacy of a permanent supportive housing model.

The Council intends to engage a broad range of systems and expertise within the housing field. The Council and its subcommittees will include members from both the

public and private sector, IHCD's sister state agencies, homelessness service providers, the academic realm, and homelessness advocacy organizations- along with formerly homeless representatives. The activity of the Council will be driven by its four action-oriented sub-committees, focused respectively on 'Data Collection and Evaluation,' 'Quality and Performance,' 'Housing and Program Continuum Development,' and 'Funding and Strategies.' The value of the Council will lie in the anticipated exchange and collaboration amongst these four subcommittees as they progress on coordinated work plans. The committees meet quarterly as the full "Planning Council" to share information, updates, and discussion.

The Data Collection and Evaluation Committee will serve as a strategic advisory board for all data-gathering efforts of IHCD as they relate to homelessness services. This will include direct oversight of the Homeless Management Information System (HMIS), involvement with the Point in Time (PIT) Count, and general performance and program evaluation, such as review of user feedback, development and implementation of uniform data standards across the Continuum of Care, funding renewals, and strategic improvements in data usage across systems.

The Quality and Performance Committee will be involved with performance monitoring, establishing and implementing best practices, and ensuring that training and project design are developed around adopted standards of quality. This committee will specifically work to implement the Corporation on Supportive Housing's (CSH) Dimensions of Quality for housing and program development.

The Housing and Program Continuum Development Committee will work on inventory, needs assessment, pipeline development, and improvement strategies for Indiana's continuum of homelessness solutions. This includes both housing units and related programs and services, ranging from prevention to temporary housing to permanent housing. This committee will strategically manage the development and evolution of this continuum, collaborating with the Indiana Permanent Supportive Housing Initiative and Institute, the Transformation Work Group, the Corporation on Supportive Housing, and numerous other stakeholders and leaders in Indiana's efforts to end homelessness.

The Funding and Strategies Committee will oversee the strategic planning involved with securing funding for projects aimed at ending homelessness in Indiana. This includes the McKinney Vento State Grant Application process. The committee will also work on other funding applications, educate local organizers on effective funding requests, and seek out new solutions and resources for project financing, development, and approval.

The Coordinating Committee of the Indiana Planning Council on the Homeless will work with each committee to establish goals and objectives. The Coordinating Committee will also assist the committees with their communication and public relations efforts in order to influence policy development and implementation. The Coordinating Committee will also provide vision, leadership, and support.

At the local level, the cities of Lafayette and West Lafayette participate on the Homelessness Intervention and Prevention Network (HIPN) that include service providers, non-profit housing developers, private foundations and the Lafayette Housing Authority. Twenty-one people, representing various local organizations, meet on monthly basis to coordinate efforts of each of the agencies and grantors as well as

address new needs of the homeless population. Some of the initiatives the HIPN are working towards include:

- Developing a contingency plan to meet the needs of all homeless individuals during the winter months.
- Easing restrictions on some shelters or ensuring emergency shelters and homeless providers meet the needs of all homeless sub-populations
- Advocating on behalf individuals that sleep on sofas or share residences with friends that need homelessness services but may not meet the federal definition of homelessness
- Connecting individuals utilizing services to other services that may be of assistance
- Coordinating efforts to ensure an entire Continuum of Care, from the streets to permanent housing, is in place
- Follow the “housing first” plan of the state-wide continuum of care to provide permanent housing, including permanent supportive housing for the homeless for the chronically homeless
- Seek alternative sources to support the agencies that serve the homeless population in the area

Because of the size of the community and its rural roots, Tippecanoe County is a very close-knit community. Neighbors and family help each other in every way possible. This includes families and neighbors that are at-risk of homelessness or who have lost their home and temporarily stay at the home of a friend or family member. Consultation interviews revealed that if these members of the community were counted as homeless, the number of homeless individuals might be double or triple the current count.

Programs in the area such as food pantries, health services, night shelters, child care subsidies and other social services could help these individuals on the brink of homelessness or recently evicted from their homes.

Since 2007, the Lafayette Weed and Seed program has addressed the need of homeless individuals in an effort to reduce crime in the area. In 2007, in addition to a five-year grant from the U.S. Department of Justice, the city of Lafayette received funding from the State of Indiana to provide tenant based rental assistance and social services to ex-offenders and chronically homeless individuals. The idea behind the project is to provide safe, decent and affordable housing to reduce the recidivism rate for ex-offenders looking to make a positive change in their lives. Housing was considered by these individuals as the biggest obstacle to staying away from a life of crime. Since 2007, the city of Lafayette has helped 39 ex-offenders with tenant based rental assistance and has secured housing for 28 men and woman who were considered chronically homeless, living with severe disabilities and addictions.

In 2010, the city of Lafayette will utilize funding from the State of Indiana to pilot a Transition in Place program for non-violent, non-sex offending felons released from local jails. The program will provide 18 months of housing and supportive services to help these individuals adjust to a permanent living situation, rather than moving from a transitional housing facility and then to permanent housing. The individual will remain in the home as long as he or she desires and receive services for the entire 18 month

period. The Tippecanoe County Sheriff's Department and the Tippecanoe County Community Corrections will refer individuals to the program.

In 2011, the Frequent User Services Enhancement program will begin to provide supportive services and housing to chronically homeless individuals. These individuals are considered frequent users of social services such as health clinics, emergency shelter, jail resources and local emergency rooms. To begin, the program will target 25 individuals, housing them in a new facility, and including services provided by case managers and other staff. It is expected that substance abuse recovery and employment services will be the most used services by the individuals. Once the facility is at full capacity, the city of Lafayette expects the new program to serve 60 individuals at a time.

Specific Objectives/Homeless (91.215)

30. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD, and how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan. For each specific objective, identify proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period (one, two, three or more years) or in other measurable terms as defined by the jurisdiction.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

The cities of Lafayette and West Lafayette will utilize CDBG public service dollars to fund social services. Also, through the Homelessness Intervention and Prevention Network, the cities will support applications to the state of Indiana for Emergency Shelter Grant dollars and Continuum of Care dollars, alternative grants from the U.S. Department of Housing and Urban Development. Public dollars, matched by funding from the United Way of Greater Lafayette and other private resources will help achieve the following strategies to end homelessness.

1. **Amended:** Support programs that serve the homeless and advocate on behalf of the homelessness population.

Lafayette will:

Strategy	Five-Year Goal
Develop new permanent supportive housing for people who are homeless and have special needs, such as domestic violence victims and chronically homeless, with requirements for agencies to follow CSH Dimensions of Quality	20 units
Coordinate efforts with the Indiana Housing and Community Development Authority and local service providers to increase funding resources to serve those who are homeless and living in temporary or transitional housing.	Find 2 additional funding resources
Support case management and other services for people who are homeless or at-risk of becoming homeless, with requirements for agencies to follow harm reduction policies.	1000 people
As amended: Continue participation in the Homeless Intervention and Prevention Network monthly meetings	60 meetings
Provide rent and utility assistance to people at-risk of homelessness	250 people

West Lafayette will:

Strategy	Five-Year Goal
Support case management and other services for people who are homeless or at-risk of homelessness.	1000 people
Continue participation in the Homelessness Intervention and Prevention Network (HIPN) monthly meetings to meet this goal.	30 meetings

2. **Amended:** *Support the needs of veterans who are experiencing homelessness as part of the subpopulation of the homeless population.*

Lafayette will:

Strategy	Five-Year Goal
Amended: Encourage collaboration between agencies that support case management and other services specifically for veterans and other local agencies that serve low-income individuals.	10 meetings
Form a partnership with local service providers to access funding that will support services and housing for veterans experiencing homelessness	Find 2 additional funding resources

NON-HOMELESS SPECIAL NEEDS

*Refer to Table 1B Non-Homeless Special Needs or the CPMP Tool's Needs.xls workbook

Priority Non-Homeless Needs 91.215 (e)

31. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
32. Describe the basis for assigning the priority given to each category of priority needs.
33. Identify any obstacles to meeting underserved needs.
34. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
35. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

The needs assessment by the United Way of Greater Lafayette emphasized the need to help the elderly with housing and with social services. Finding subsidized housing for the elderly ranked as a top need in the community. Basic social services for the elderly ranked as the second most important need and transportation services for the elderly was ranked at the bottom of the assessment.

However, upon consultation with the Center at Jenks Rest, the top need is transportation with the senior center unable to meet the continued demand of its clients throughout the entire county. The expense for providing transportation to residents in the rural areas has exceeded their ability to help seniors get to health care, grocery stores and other needed errands.

The needs chart in Appendix F shows the needs of the elderly as the biggest need in the Lafayette/West Lafayette area. Needs for persons living with HIV/AIDS and public housing residents are second and third, respectively. This Consolidated Plan will discuss the needs of the HIV/AIDS population in further detail. For public housing residents, the need for basic self-sufficiency skills is a top priority. As detailed in the public housing section of this document, the Lafayette Housing Agency is working to connect Section 8 Housing Choice Voucher clients with social services and case management to gain life skills.

The Lafayette Housing Authority has an extensive waiting list for Section 8 Housing Choice Vouchers. The use of Tenant Based Rental Assistance helps alleviate the wait for residents by providing 12 months of assistance while waiting the 13 to 18 months for a voucher.

Specific Special Needs Objectives 91.215 (e)

36. Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction.

The jurisdiction may satisfy this requirement by using Table 1C or, if using the CPMP Tool, the Projects.xls worksheets

37. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

HOME and CDBG public service funds will be utilized to fund basic social services and housing services for these populations. The United Way of Greater Lafayette also funds 23 local agencies that assist these populations. As indicated by the needs chart, the need for services and housing exceeds the current ability of the community to meet the demand. The cities of Lafayette and West Lafayette, as well as the United Way of Greater Lafayette, will coordinate efforts as part of the Homelessness Intervention and Prevention Network to find alternative resources to meet the continued demand.

The following are goals and strategies the cities of Lafayette and West Lafayette will undertake to address the special needs populations in the community. Projects that fulfill other goals, but benefit a special needs population will be given priority over other projects serving the general population.

1. *Support social services that meet the basic needs of low income families and households. **Numbers have been amended.***

Lafayette will:

Strategy	Five-Year Goal
Support social service programs that provide case management and other supportive services for low to moderate income persons	5,000 people

West Lafayette will:

Strategy	Five-Year Goal
Support social service programs that provide case management and other supportive services for low to moderate income persons	5,000 people

2. **Amended:** *Support the needs of people living with HIV/AIDS and their families as part of the subpopulation of the homeless population.*

Lafayette will:

Strategy	Five-Year Goal
Amended: Encourage collaboration between agencies that support case management and other services specifically for people living with HIV/AIDS and other local agencies that serve low-income individuals.	10 meetings
Form a partnership with local service providers to access funding that will support services and housing for persons living with HIV/AIDS	Find 2 additional funding resources

West Lafayette will:

Strategy	Five-Year Goal
Amended: Encourage collaboration between agencies that support case management and other services specifically for people living with HIV/AIDS and other local agencies that serve low-income individuals.	10 meetings

COMMUNITY DEVELOPMENT

Priority Community Development Needs 91.215 (f)

*Refers to Table 2B or to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table* – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.
3. Identify any obstacles to meeting underserved needs.

Economic Status and Income Distribution

The economic slowdown at the current time affects the city of Lafayette, West Lafayette and Tippecanoe County. While the county is mostly rural, it is home to Purdue University. While many other businesses also call the area home, Purdue University provides stability in employment for the area, including the retail and professional services that support the university. In addition to Purdue University, the area is home to a large variety of employers. The following is a list of some of the major employers in the area.

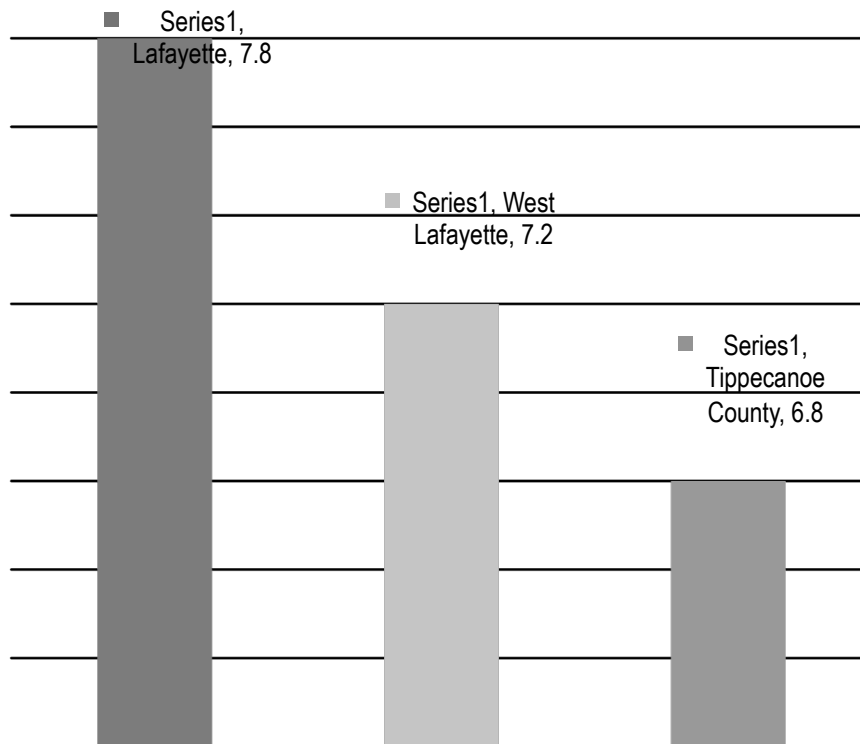
- Purdue University, West Lafayette (15,000 employees)
- Subaru of Indiana Automotive, Lafayette (2,761 employees)
- St. Elizabeth Medical Center, Lafayette (2,194 employees)
- Wabash National, Lafayette (1,250 employees)
- Caterpillar, Inc., Lafayette (1,200 employees)
- Fairfield Manufacturing Co, Inc, Lafayette (800 employees)
- Lafayette Venetian Blind Inc., Lafayette (750 employees)
- Alcoa Lafayette, Lafayette (710 employees)

Clarian Arnett is also a large employer, but does not report the number of employees to the Greater Lafayette Commerce.

While the economy has slowed in the area, the percent of people unemployed in December 2009 is still lower than the state average of 9.9 percent. The unemployment rate for the metropolitan area of Lafayette in December 2009 was 8.6 percent. This is a decrease from the high unemployment rate in July 2009 of 10.8 percent. According to a consultation with the United Way of Greater Lafayette this appearance of a lower unemployment rate can be deceiving. In some fields, such as building and construction

trades, the unemployment rate is still very high, as much as 30 or 40 percent of the people in those trades are unemployed or underemployed.

Because Lafayette and West Lafayette are geographic neighbors, their economies are symbiotic. Current information under the U.S. Bureau of Labor Statistics includes the city of West Lafayette in the metropolitan area of Lafayette. Additionally, with the economic recession of the latter part of the decade, this document will utilize the 2008 American Community Survey (ACS) and the U.S. Bureau of Labor Statistics for more accurate information. While the 2008 ACS is based on estimates and a population sampling, it provides a more accurate picture of the area when breaking down information by city and county.



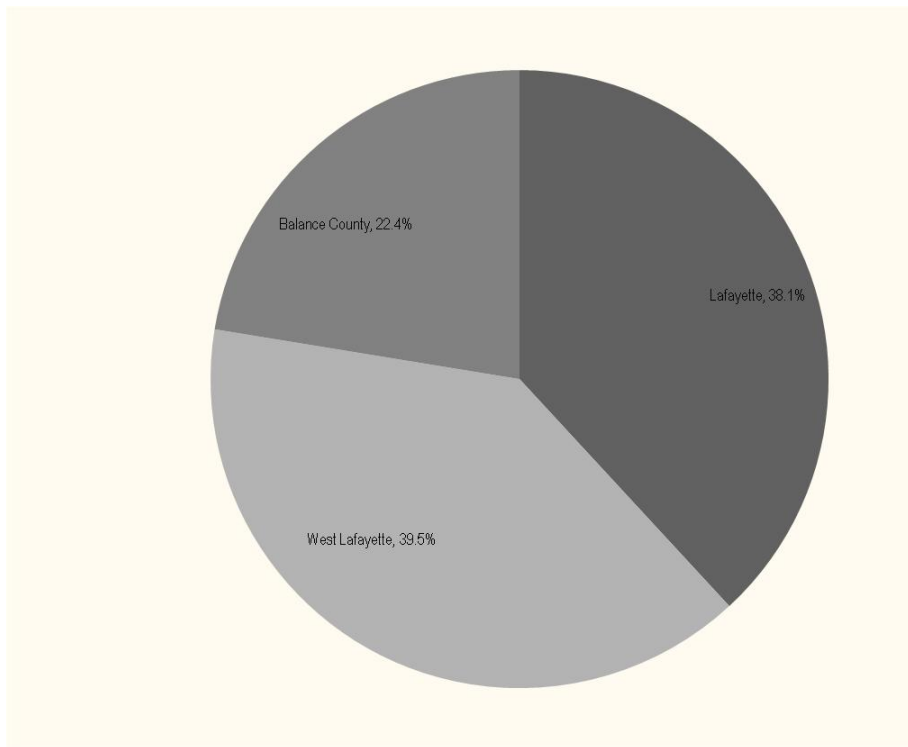
*Figure II-XII:
Percent of
Unemployment
by County and
City. Source:
American
Community
Survey, 2008.*

In 2008, the cities of Lafayette and West Lafayette and Tippecanoe County had lower unemployment rates than in December 2009. However, those rates increased over 2008, through 2009 and have steadily declined to the numbers they are now. Table II-IX shows the income earned by township.

*Table II-IX: Income by City and County.
Source: American Community Survey, 2008.*

	Lafayette	West Lafayette	Tippecanoe county
2008 Per Capita Income	\$21,737	\$19,380	\$22,261
2008 Median Family Income	\$44,348	\$82,202	\$58,781
2008 Median Household Income	\$37,342	\$24,958	\$43,190

In West Lafayette, the differences between per capita income, Median Family Income and Median Household Income range as much as \$62,822 annually. We can assume that the student population, as individuals and as households, brings the number per capita and by household down from the high income of \$82,202 per year. Lafayette and Tippecanoe have similar differences among the three groups; however, the range is reduced.



*Figure II-XIII:
Distribution of
Individuals
Living in
Poverty by
City and
County.
Source:
American
Community
Survey, 2008.*

The majority of people living in poverty (39.5 percent) live in West Lafayette. Lafayette follows with a close second of 38.1 percent of the population living below the poverty line. A total of 29,398 people in Tippecanoe County live in poverty.

The distribution of people living in poverty is shown in the Table II-X. Children under the age of 18 years make up 20 percent of the population living in poverty. Families with children make up 10 percent of the total population living below the poverty line. Most of these families live in Lafayette.

Table II-X: Poverty by Age Group and by City and County. Source: American Community Survey, 2008.

	Lafayette	West Lafayette	Balance Tippecanoe County
Children Under 18	3,920	214	2,676
Adults 18 to 64	3,821	11,041	9,831
Seniors (65+)	404	102	272
Families	2,288	460	1,636
Families with Children	2,073	183	1326

The American Community Survey from 2008 also includes economic information on the number of people receiving government assistance. This assistance includes, Supplemental Security Income, Food Stamps, Social Security or other cash assistance. Other cash assistance can include unemployment checks or Temporary Assistance for Needy Families (TANF). The majority of people receiving this type of assistance live within the city of Lafayette. A total of 61 percent of the population receiving government assistance lives in Lafayette. The balance of the Tippecanoe County, or areas outside the cities of Lafayette and West Lafayette, are home to 28 percent of population receiving government assistance.

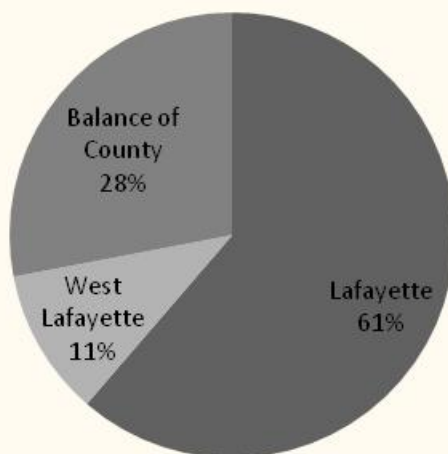


Figure II-XIV: Distribution of Individuals Receiving Government Assistance Income. Source: American Community Survey, 2008.

For those employed in the Lafayette Metropolitan Area, the community has a large number of professions/occupations available for individuals to choose from. According to the U.S. Bureau of Labor Statistics, the Lafayette Metropolitan area had a total of 83,840 occupations with an average wage of \$37,650 annually. Table II-XI lists the general categories of occupations and the mean annual wage for each category. Management occupations fared the best with a mean annual wage of \$94,140, while food preparation and serving related occupations fared the worst with a mean annual wage of \$18,340.

*Table II-XI: Number of People Employed and Average Annual Wage by Occupation for the Lafayette Metropolitan Area.
Source: U.S. Bureau of Labor Statistics, 2008.*

Occupation Type/Category	# Employed	Mean Annual Wage
Architectural and Engineering Occupations	1,360	\$59,880
Arts, Design, Entertainment, Sports and Media Occupations	1,030	\$37,240
Building and Grounds Cleaning and Maintenance Occupations	2,960	\$21,990
Business and Financial Operation Occupations	1,940	\$54,510
Community and Social Service Occupations	860	\$39,810
Computer and Mathematical Science Occupations	1,400	\$55,070
Construction and Extraction Occupations	3,210	\$40,470
Education, Training and Library Occupations	9,400	\$51,200
Farming, Fishing and Forestry Occupations	210	\$30,270
Food Preparation and Serving Related Occupations	8,240	\$18,340
Healthcare Practitioner and Technical Occupations	3,960	\$63,530
Healthcare Support Occupations	1,910	\$24,390
Installation, Maintenance and Repair Occupations	3,870	\$38,230
Legal Occupations	240	\$72,720
Life, Physical and Social Science Occupations	1,040	\$48,230
Management Occupations	2,830	\$94,140
Office and Administrative Support Occupations	12,130	\$29,450
Personal Care and Service Occupations	1,880	\$19,260
Production Occupations	11,390	\$35,300
Protective Service Occupations	1,070	\$36,430
Sales and Related Occupations	7,790	\$28,780
Transportation and Material Moving Occupations	5,120	\$28,670

Despite these numbers being the most recent, the U.S. Bureau of Labor Statistics included portions of Benton and Carol Counties as part of the Lafayette Metropolitan Area in their wage survey. Table II-XII shows the number of households by income for the 2008 year for just the cities of Lafayette and West Lafayette,

*Table II-XI:
Household
Income by City,
Source:
American
Community
Survey, 2008.*

Income Range	Lafayette	West Lafayette
Under \$10,000	2,348	2,745
\$10,000 to \$14,999	1,926	1,144
\$15,000 to \$24,000	4,451	1,770
\$25,000 to \$34,999	3,773	949
\$35,000 to \$49,999	4,752	961
\$50,000 to \$74,999	4,932	972
\$75,000 to \$99,999	2,660	1,152
Above \$100,000	2,303	1,615

The median income for a household during 2008 in Lafayette was \$37,342 and the median income for a household during that same period in West Lafayette was \$24,958. Given that the median income for Lafayette is higher, it is important to remember that the higher amount of poverty still is located within the city limits of Lafayette, as discussed earlier in this section.

Parks and Recreation

The parks and recreation departments of both the city of Lafayette and West Lafayette provide a valued service to the community, preserving green space in an urban setting, providing recreational activities for residents of all ages and increase healthy lifestyles in the community through its activities and education.

The city of Lafayette has 700 acres of parkland in its system. The Parks Department is home to major metropolitan parks, such as Columbia Park, a municipal golf course, a zoo, community and riverfront parks and greenways/trails. The Parks Department also operates a recreational/health center, aquatic centers and hosts special events to benefit the community, such as the annual Columbian Park Car Show and the Zoo Run. The staff has designed programs for all ages, young and old. The programs include exercise and nutrition programs, educational programs, sports leagues, dance classes and swimming lessons.

The city of West Lafayette encompasses more than 450 acres of recreational areas, picnic grounds, nature trails and accessible playgrounds. The 13 park properties include Celery Bog Nature Area (195 acres and Lilly Nature Center), Happy Hollow Park (81 acres), Cumberland Park (62 acres), Tapawingo Park (20 acres and Riverside Skating Center), Morton Community Center and the Municipal Pool. The Recreation Department offers a wide range of community activities and classes year-round at the Morton Center and at local schools. Each Labor Day weekend the Parks Department, along with the city, host the Global Fest, a community-wide celebration of the community's diversity.

Public Transportation

The federal government mandates regional efforts in transportation planning. Traffic patterns and types of transportation have an effect on an entire region, and generally ignore political or demographic boundaries. The Tippecanoe County Area Planning Commission is responsible for the development, implementation and promotion of comprehensive transportation system of various alternatives for residents in Lafayette, West Lafayette, Tippecanoe County, Battle Ground and Clark Hill.

The Area Planning Commission provides the following types of transportation plans:

- Long Range Plan – A 20-year plan for transportation projects for local and state investment. The current plan runs through 2030.
- Transportation Improvement Plan – A five-year plan from 2010-2014 that outlines the transportation projects for the next five years. Projects include infrastructure improvement for streets, sidewalks and resurfacing.

- Coordinated Human Services Transit Plan - This plan identifies ways public and private transit providers can fill some of the unmet transportation needs of the elderly, disabled and those with low income.
- Tippecanoe County Thoroughfare Plan – Part of the Comprehensive plan, it includes minimum design standards for roads, sidewalks and other modes of transportation.

The Area Planning Commission is also working on adopting an area Bike and Pedestrian Plan. Because this area is home to Purdue University, the need to work with pedestrians around the university is a high priority for not only West Lafayette and Lafayette, but the county as a whole.

Infrastructure

The city of West Lafayette does not currently have a unified capital improvement plan that combines the departmental budgets into an easy-to-use format. As a result, it is sometimes difficult for the City to communicate its initiatives to the public, the years when plans are to be implemented, and the coordination among departments. The city of West Lafayette is working towards developing a unified plan that all the departments can use and relay to the public in a manner which is clear.

The city of Lafayette's Street Department has the primary responsibility for maintaining the local streets, alleys and sidewalks. The Street Department works together with the Sanitation Department, Water Works and Water Pollution Control to maintain all infrastructures in the community. A development plan was not readily available at the time of this document's publication.

Specific Community Development Objectives

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

Complete and submit Table 2C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction. 24 CFR 91.215(a)(4)

Community Development/Public Facilities Objectives

Community Development/Public Improvements Objectives

Community Development/Public Services Objectives

Community Development/Economic Development Objectives

The cities of Lafayette and West Lafayette will utilize the Community Development Block Grant to address the general community development needs. The primary use of these funds will be to help the economic recovery of the area and to upgrade infrastructure in the community. The following are goals and strategies to address the general community development needs.

1. Improve public infrastructure and public facilities.

Lafayette will: *(as amended)*:

Strategy	Five-Year Goal
Upgrade neighborhoods parks for use by residents in low to moderate income neighborhoods	3 parks
Install/retrofit ramps, sidewalks and curb cuts on public streets to comply with the Americans with Disabilities Act (ADA).	200 people
Support the improvement of public facilities and community centers	500 people

West Lafayette will *(as amended)*:

Strategy	Five-Year Goal
Support beautification efforts throughout the community, targeting low to moderate-income neighborhoods.	2 Neighborhoods
Increase the number of ramps and curb cutouts on public streets to comply with the Americans with Disabilities Act.	1000 people
Support the improvement of public facilities and infrastructure.	1000 people

2. Encourage economic development activities.

Amended: Economic activities funded by Lafayette have been removed.

West Lafayette will:

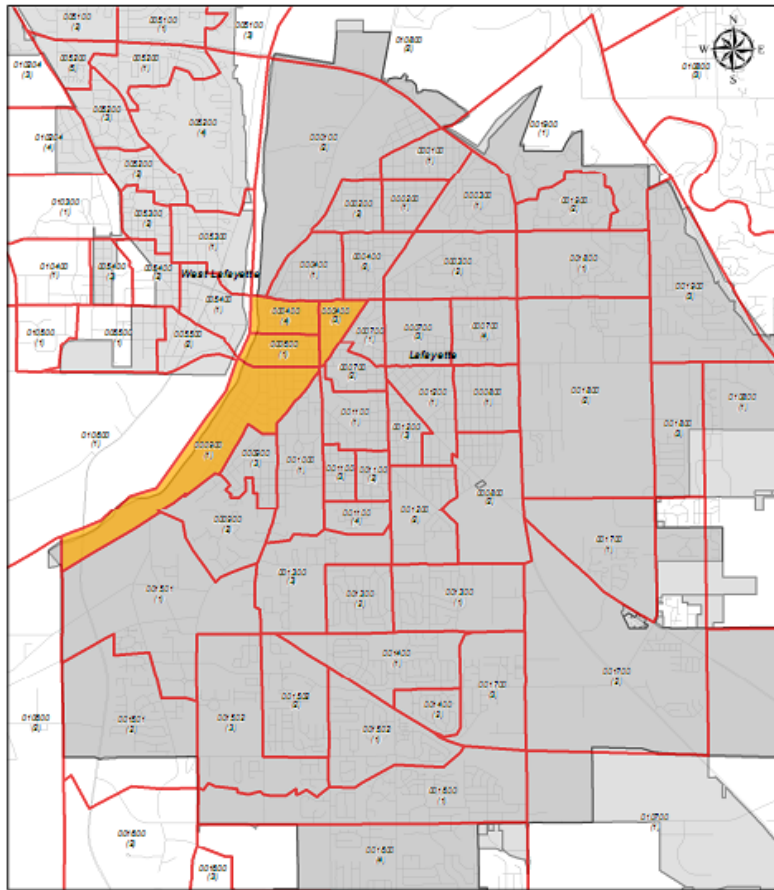
Strategy	Five-Year Goal
Assist businesses with façade renovations	3 businesses

Neighborhood Revitalization Strategy Areas 91.215(g)

5. If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new Consolidated Plan, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).

Neighborhood Revitalization Strategy Area

The 2010-2014 Consolidated Plan discusses the needs and assets of Tippecanoe County, particularly those in the cities of Lafayette and West Lafayette; however, a Neighborhood Revitalization Strategy Area focuses on a portion of the community experiencing severe distress. A Neighborhood Revitalization Strategy Area (NRSA) gives a community and developers greater flexibility in federal regulations when investing funds from HUD. Projects have enabled large sums of federal dollars, leveraging local tax funds, to redevelop neighborhoods and offer new opportunities to the residents of the community. Built on previous successes, the City of Lafayette will continue to focus in the current NRSA. Figure VII-I shows a map of the shows a map of the new NRSA boundaries, including census tracts 4-3, 4-4, 6-1 and 9-1. The NRSA will expand to include Historic Jefferson Neighborhood, located just east of the previous NRSA.

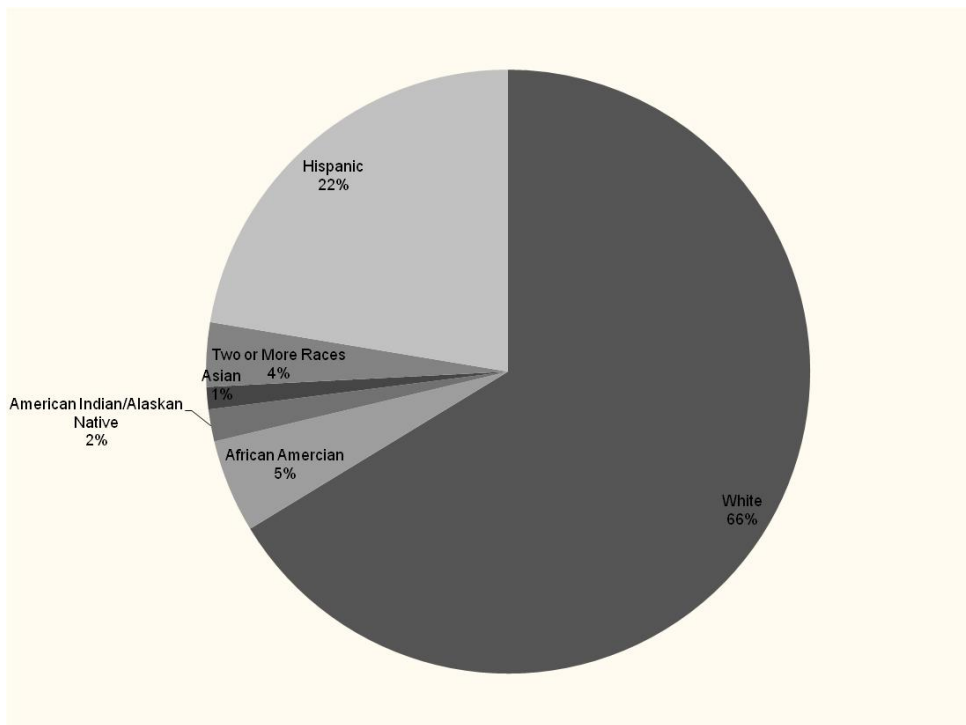


*Figure VII:I:
Map of the
NRSA.
Source: City
of Lafayette/
Tippecanoe
County GIS,
2010.*

The determination of the NRSA is based on statistical information from the 2000 U.S. Census and must meet federal guidelines. While the regulations are extensive in their explanation, three basic guidelines assist the City with the designation. The first NRSA guideline is that the area must be contiguous. One neighborhood cannot be selected as an addition to the area unless it borders to current NRSA. Figure VI-I shows how all the neighborhoods and communities are connected. Because some active neighborhoods do not meet the income criteria for the 2010 NRSA based on statistical information readily available, the city of Lafayette will conduct an income survey of to add other areas to the NRSA during the course of the first year of the 2010-2014 Consolidated Plan.

General Demographics

The current NRSA combines racially and ethnically diverse communities. Residents, as part of the 2000 U.S. Census identified themselves with one or more races. Three dominant races make up the majority of the area's population. 66 percent of residents identified themselves as White and 5 percent identified themselves as Black. Twenty two (22) percent identified themselves as Hispanic. Other races made up less than seven (7) percent of the total population for the area.



*Figure VI:II:
Race/Ethnicity
make-up for
NRSA.
Source: U.S.
Census, 2000.*

The second NRSA guideline states the area must have a high percentage of low to moderate-income households. To determine this number, the City of Lafayette utilized census tracts and block groups to determine the percentage of low to moderate-income households in an area. 88 percent of the households in the NRSA are low to moderate income. Meaning, 88 percent of the households are earning less than 80 percent of the MFI for Lafayette. 100 percent of the census tracts and block groups within this area report 80 percent or more of the population living below 80 percent of the MFI.

The third NRSA guideline is the area must demonstrate signs of higher distress than the entire City. To assess the distress of the area, the City analyzed information from the 2000 U.S. Census and from the Home Mortgage Disclosure Act (HMDA). When comparing data from the NRSA and proposed addition to the county date examined earlier in this Consolidated Plan, the evidence clearly shows a need to focus attention in these communities to address the need.

The residents of these communities face many obstacles to reclaim their neighborhoods from decline. Lower income, vacant housing, high housing costs related to income, lack of education and high unemployment are a few of the obstacles the residents must overcome to achieve self sufficiency.

Education and Employment

As previously discussed, each census tract has a high percentage of low to moderate income households, some as high as 99 percent. Table VII-I compares the median household income and the median family income for the NRSA to the entire City. Household income is the income total for all persons residing in a residence and family income is the income total for all related persons residing in a residence. The incomes in the proposed addition are 38 to 40 percent less than those of the entire City of Lafayette.

Table VII-I: Median Family Income of Lafayette vs. NRSA. Source: U.S. Census, 2000.

	Median Household Income
Total Lafayette	\$ 41,556
NRSA	\$ 19,335

Some households are fortunate to be earning the income they have. A higher percentage of residents in the NRSA do not have employment. Over 27.7 percent of the population was unemployed in the area in 2000. (Statistics for block groups are only available as part of the decennial census). That figure is to have increased during the most recent recession, beginning in 2008. The residents of these communities traditionally face higher unemployment and jobs with lower wages than their counterparts in the rest of the county. At the time these unemployment rates were recorded, the entire county had an unemployment rate of 9.4 percent, much lower than the NRSA.

Lack of education can explain the high unemployment and lower income for residents of the area. 29 percent of the residents have not completed high school or a graduate equivalent. The percentage of residents without a high school diploma in the NRSA is significantly higher than the percentage for the entire city, nearly double the amount. This shows a need to educate and train the residents for jobs that pay a higher, living wage.

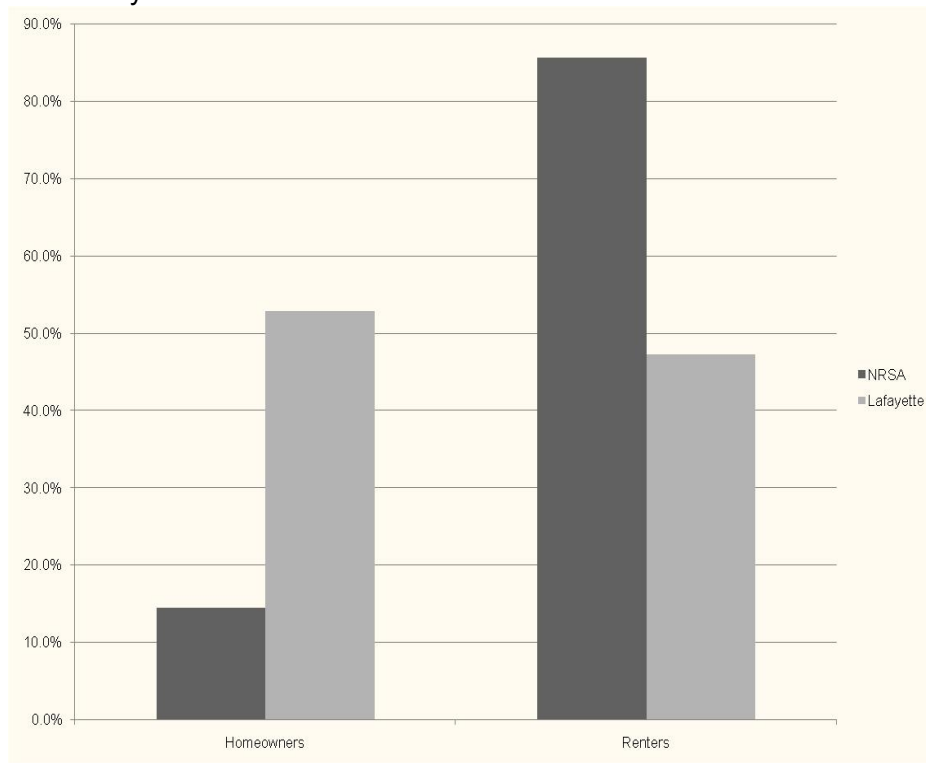
A living wage is different from the minimum wage. A living wage is a wage in which a household can afford the housing. HUD determines a living wage from a household's ability to afford a two bedroom apartment based on the fair market rents in the City. The household must not work more than 40 hours per week and spend no more than 30 percent of the gross monthly income towards housing. To afford a two bedroom apartment in Lafayette, a household must earn \$14.81 per hour. This is the living wage for Lafayette.

Housing and Market Conditions

HUD determines housing to be affordable to a household if that household does not spend more than 30 percent of their gross monthly income towards housing costs, including rent or a mortgage, taxes, insurance and utilities. Not all residents are fortunate to pay less than 30 percent of their gross monthly income towards housing. Approximately 3,902 people in Lafayette, or 35 percent, who rent their residence spend more than 30 percent of their gross monthly income towards housing costs. That number jumps to 37.14 percent of renters in the NRSA. Over 22 percent of renters are severely cost burdened, paying more than 50 percent of their gross income towards housing costs.

The homeownership rate is less in the NRSA than in the city of Lafayette. The majority of the population in the NRSA is renting their homes, which is the opposite of the entire

county. Figure VII-III shows the disparity between the homeownership rates between the county and the NRSA areas.



*Figure VII:III:
Housing
Tenure:
Lafayette vs.
the NRSA.
Source: U.S.
Census, 2000.*

For persons wanting to purchase a home, they face greater obstacles trying to obtain a mortgage. HMDA data shows census tracts with higher concentrations of minorities which have a higher denial rate for mortgages. The rate for minority concentrations of 50 percent or more is four times the denial rate for census tracts with less than 10 percent minority. The current NRSA includes these areas of high minority concentration. By targeting affordable homeownership opportunities in these areas, households will be able to gain wealth and investment in their neighborhood through homeownership.

This may be difficult as residents in the NRSA make up a larger portion of the households earning lower incomes. 30.3 percent of the people living in the NRSA live below the poverty line while only 12 percent of the citizens of Lafayette live below poverty. With median income at half of that of the rest of the city, affordable housing development will be the most immediate solution to the problems facing these communities.

To increase affordable housing, there are many homes in the area for potential rehabilitation or re-construction. The United States Post Office tracks vacancy of homes and buildings. 6.69 percent of residential buildings in the NRSA are vacant compared to 9.7 percent in all of Lafayette. This is a rare instance when the vacancy rate is higher for the entire city. This is most likely due to the continuing foreclosure crisis that has hit all income levels and all type of neighborhoods with varying housing values.

Special Needs Housing and Homelessness

According to the U.S. Census, 28 percent of the population living within the total NRSA area stated having one or more physical or mental disabilities. Location to public

transportation and social services is very important to many of these residents. These special needs populations often need services to remain self sufficient. Permanent supportive housing is affordable rental housing option with support services for persons with special needs or very low income.

Still others have not reached a point of stability that permanent supportive housing is a good solution. Some persons with disabilities, substance abuse issues or very low income require more immediate shelter and attention to address their needs. Emergency shelters and transitional housing scattered throughout the NRSA assist these individuals.

Goals and Objectives

Once Lafayette has designated a Neighborhood Revitalization Strategy Area (NRSA), it will target the area for housing and economic development projects. While the goal of the city of Lafayette is to assist the entire county, it will track the progress in the NRSA over the next five years, helping residents achieve self sufficiency. Many of the target areas and neighborhoods from the Neighborhood Stabilization Program, mentioned earlier in this Consolidated Plan, are located within the NRSA. The city of Lafayette will strive to stabilize these neighborhoods through modified versions of the five-year goals of this Consolidated Plan. The goals for the NRSA are:

The city of Lafayette will strive to meet the following goals and outcomes within the NRSA.

1. *Stabilize homeownership within the NRSA.*

Strategy	Five-Year Goal
<i>As amended:</i> Repair architecturally significant homes that have many code violations and are in danger of demolition, prioritizing homes that will be owner occupied	3 units
Acquisition/rehab existing homes in established Lafayette neighborhoods to sell to low to moderate income families	4 units

2. *Encourage economic development activities.*

Strategy	Five-Year Goal
Assist businesses with façade renovations	3 businesses
Encourage the creation of new jobs through the use of an economic development toolbox	2 jobs
Support job training and placement efforts by local service providers	12 people

Barriers to Affordable Housing 91.215 (h)

6. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

To help the community as a whole overcome the barriers to affordable housing development, and also maximize the impact in the community, the cities of Lafayette and West Lafayette will strive to:

- Overcome financial barriers by seeking additional resources to create concentrated redevelopment
- Attract for-profit developers to partner with community development corporations
- Attract additional subsidy to assist with development for very low income households to maximize long term financial feasibility of affordable housing
- Build projects without long-term debt to help fund operations and maintenance of property
- Enlist all levels of City government to be “cheerleaders” for urban living
- Provide positive stories to media outlets to counter negative stories originated from the urban core

Lead-based Paint 91.215 (i)

7. Describe the jurisdiction’s plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

The Tippecanoe County Health Department serves as the primary method for screening children with elevated lead blood levels.

The cities of Lafayette and West Lafayette will continue its support of the lead paint program at the Tippecanoe County Health Department by taking on referrals to receive repairs or lead abatement/renovation through the Community Development Block Grant (CDBG) program. Currently the cities follow the U.S. Department of Housing and Urban Development (HUD) rules for addressing lead based paint hazards when applying CDBG and other grant money.

Antipoverty Strategy 91.215 (j)

8. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually
9. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

The cities of Lafayette and West Lafayette, as well as the HOME Consortium will strive for the goals and strategies below to help households stay out of poverty or become self-sufficient and elevate themselves from living in poverty.

- Promote economic empowerment by supporting facilities, services and activities aimed at developing the self-sufficiency of all low to moderate income residents. Programs and activities to be funded over the next five years include:
 - Child care services
 - Healthcare
 - Family self-sufficiency programs
 - Homeless prevention programs
 - Food banks
- Provide economic development opportunities to low to moderate income families. Programs and activities to be funded over the next five years include:
 - The creation of jobs through city incentives
 - Job training programs
 - Assist businesses with improvements and job creation
 - Promote Section 3 opportunities in current housing projects
- Provide affordable housing opportunities to low and moderate income families
- Continue to work with agencies to identify barriers and issues related to poverty and support programs that will help low to moderate income families overcome those barriers.

Institutional Structure 91.215 (k)

10. Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.
11. Provide an assessment of the strengths and gaps in the delivery system.
12. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy. (91.215(l))

The implementation of the CDBG grant and the HOME Investment Partnerships Program involves a tremendous amount of coordination. Because of the close proximity of the two cities, the Cities of Lafayette and West Lafayette naturally affect each other's ability to implement and balance community development. The two Cities are divided by the Wabash River in Tippecanoe County, sharing an east/west border.

Each City receives its own allocation of CDBG dollars each year, approximately \$702,000 for the City of Lafayette and \$477,000 for the City of West Lafayette. Each City has its own application process for the CDBG funds. While non-profit organizations compete for funding to social services and small housing projects, the Cities organize and implement larger housing projects with in-house staff. Larger projects can include the funding of rental rehabilitation, façade projects, infrastructure improvement and large repair projects for homeowners. Both Cities target their incorporated areas for CDBG funding.

Together, the Cities of Lafayette and West Lafayette work together to form a consortium. This consortium is the recipient of \$987,000 of HOME dollars every year. Along with the Lafayette and West Lafayette, the incorporated township of Battle Creek and the unincorporated areas of Tippecanoe County work to serve the residents in a wider area. The Board for the consortium is made up of the Mayor from Lafayette, the Mayor from West Lafayette and the Tippecanoe County Commissioner. The Clerk Treasurer of the Town of Battle Ground is also included in notices about the consortium, but does not hold a vote on the Board. The City of Lafayette staff is responsible for implementing the decisions of the HOME consortium's Board. The HOME consortium agreement is up for renewal in 2011. The Board will visit the possibility of addition members from the incorporated townships in Tippecanoe County to the consortium based on need.

Because of close proximity, cooperation naturally plays a role between both cities. Additionally, the city of West Lafayette is home to Purdue University, a Big Ten university with approximately 39,600 students on its West Lafayette Campus. Working together, while using the resources of a large university, serves as strength for this area. Both Cities share the experiences of a comparable city facing the same economic and housing issues as well as utilize the intellectual power of a national university to find solutions to housing and economic issues. During consultations, the cities of Lafayette and West Lafayette noted they now devote a great deal of time to partnership and solution

development whenever facing an obstacle, with more forward thinking than previously, when they would allow a problem or challenge to stifle progress.

The primary gap the cities of Lafayette and West Lafayette have is in its ability to administer the programs. With staffs of 4 and 2 people, respectively, the burden to complete five year plans and other documents necessary to continue receiving the annual allocation fall onto independent contractors. Large projects that can be outsourced to consultants, such as the assembly of this five-year plan and the one-year action plan, enable the staff to continue the daily monitoring and implementation of the actual grants and projects. The additional man-power also helps the Cities assess the assistance and assets of community agencies providing services and housing to low-to-moderate income households.

The cities of Lafayette and West Lafayette participate on a number of county-wide boards/commissions to help coordinate private financial resources to address the needs of the community. Through the consultation process, the staffs at both cities were given positive remarks about their readiness and willingness to participate in local efforts to address the concerns of the community, particularly the homeless population, and help find alternative resources to fund such programs. When asked if city staff served as a barrier or an asset, the overwhelming response was an asset with positive remarks.

Coordination 91.215 (I)

13. Describe the efforts to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies.
14. Describe efforts in addressing the needs of persons that are chronically homeless with respect to the preparation of the homeless strategy.
15. Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of the plan.
16. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy.
17. Describe the jurisdiction's efforts to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

The cities of Lafayette and West Lafayette operate HOME programs in-house with the current staff. The staff will implement programs funded by CDBG, including sidewalk/curb replacement, parks and recreation and street improvements. The city of Lafayette will also develop a new homeowner repair program, run by city staff, to fill

gaps not currently covered by private sector agencies or non-profit housing developers. The cities of Lafayette and West Lafayette primarily utilize the skills and assets of the private sector for implementation of housing development and social service programs.

There are two non-profit housing developers located in the area, with one serving each city: Wabash Valley Trust for Historic Preservation and New Chauncey Housing Incorporated. Both organizations are community development housing organizations (CHDOs), meeting all HUD requirements for that designation. Both organizations have demonstrated success in the development of affordable housing. Both organizations are skilled in the rehabilitation of vacant or foreclosed homes and selling them to new home buyers.

The SHARP program, run by the Center at Jenks Rest is noted for providing repairs to the homes of elderly homeowners. This non-profit, while not a CHDO, has a successful program and is the primary organization for such repairs as funded by the city of Lafayette. The city of Lafayette, upon the past successes, has recommended this program expand to include areas in West Lafayette to accommodate other senior citizens.

Other social service agencies, with an interest in housing – particularly for the homeless or at-risk of homeless, are the Lafayette Transitional Housing Center, YWCA Domestic Violence Intervention and Prevention Program, Mental Health Association, Wabash Valley Hospital Mental Health Center, Wabash Center, New Directions, Home with Hope, Trinity Horizons and the Lafayette Urban Ministry. These agencies serve the homeless population and special needs populations.

Area IV Agency on Aging is the local Community Action Program (CAP) agency. They administer a weatherization program and coordinate efforts with the Lafayette Housing Agency to provide case management as part of the Life Skills Section 8 Housing Choice Voucher program.

Habitat for Humanity has also begun to expand its services. Beyond the traditional community build, the local chapter is looking to acquire and rehabilitate homes, as well as provide minor repairs to help beautify a neighborhood or groups of homes.

As mentioned earlier, the cities of Lafayette and West Lafayette participate on a number of county-wide boards/commissions to help coordinate private financial resources to address the needs of the community. Through the consultation process, the staffs at both cities were given positive remarks about their readiness and willingness to participate in local efforts to address the concerns of the community, particularly the homeless population, and help find alternative resources to fund such programs. When asked if city staff served as a barrier or an asset, the overwhelming response was an asset with positive remarks.

Some of these Boards include:

- The Homelessness Intervention and Prevention Network
- Human Relations Commission
- Weed and Seed

Efforts of these boards are to bring the different heads of the private and public organizations and agencies providing the services together to discuss barriers to the provision of services, needs of the community and alternative solutions to addressing those needs.

Monitoring 91.230

18. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Monitoring assures that recipients of federal funds are in compliance with local objectives and federal program requirements. The intent and objective of the cities is to work cooperatively with contractors and sub-recipients in the use of federal funds as best possible and within reasonable time constraints. Monitoring shall be an ongoing process with technical assistance available throughout the implementation and completion of all activities undertaken.

In accordance with Part 91.230 of the Consolidated Plan regulations, the cities issue the below statement of policy regarding a Monitoring Plan. This statement of policy describes the monitoring objectives and procedures used in the monitoring process. The cities will meet the overall monitoring objective to document and ensure compliance by annually planning and conducting review of projects and activities. Recipients deemed to be at a higher risk for non-compliance will receive an increased level of technical assistance and oversight until the concern has been resolved.

Community Development Block Grant

Part 570 governing the use of Community Development Block Grant (CDBG) funds requires that any activity, function, or program related to the use of federal funds for housing, suitable living environment, neighborhood improvements, and expanded economic opportunities, principally for low and moderate income persons, shall be monitored to ensure compliance. Monitoring for program compliance is an ongoing process of planning, implementation, communication and follow-up. Monitoring actually occurs throughout the life of a funded activity, from initial project planning to the end of long-term compliance periods. While the cities will develop and implement individual monitoring plans to best meet the needs of each community, the underlying parameters for those plans follow.

Initial Review of Project Eligibility

1. Requests for funding must be supported with an application to be reviewed for allocation recommendation. Applications include specific information regarding design of project, cost of project and beneficiaries.
2. Each activity must be eligible under related program rules and must meet one of the three national objectives -- benefit low and moderate income persons, aid in the prevention or elimination of slum and blight conditions, or meet an urgent need which threatens the health or welfare of the community.
3. An activity must be consistent with local goals and objectives as expressed in adopted policies and/or established plans and must comply with related program regulations.
4. Successfully funded applicants are required to sign a funding agreement outlining all of the requirements, regulations and standards. Funding agreements for all real property activities

shall specify the acceptable use of the property, the length of the restrictive period, and disposition requirements.

Ongoing Review of Project Compliance

1. On-site monitoring will be conducted as may be deemed necessary and reasonable by the City. Desk reviews and off-site monitoring will be an ongoing activity.
2. Claims for payment are filed, with appropriate documentation, with the program manager. The program manager reviews the claim and approves it for payment.
3. Quarterly, monthly, and/or annual reports on project and activity status are required of all sub-recipients.
4. The program manager will also monitor for beneficiary compliance.
5. The Cities of Lafayette and West Lafayette program activities generally do not include program income to the sub-recipient/contractor. If this does occur, all program income shall be returned to the City for appropriate use and reporting except in those limited situations that are authorized by the City.

Follow-up and Enforcement

1. Compliance concerns are addressed at all phases of an activity, as soon as the project manager is aware of the issue. Technical assistance is provided as necessary to maintain compliance.
2. Annual reviews of sub-recipient activities are conducted by the project manager, using a checklist of areas to be reviewed. The annual reviews are followed up with written statements of compliance or non-compliance. In situations of non-compliance, the written statements detail methods and timeframes to bring the activity back into compliance.
3. Sub-recipients may be required to file a Certified Public Accountant (CPA) annual report of sub-recipient's financial stability and federally funded project expenditures. Records shall be maintained for five years after project closeout, which is when final payments and all related matters are closed.
4. Enforcement of activities not in compliance shall follow Part 85.43 with the right of appeal, as well as termination of a contract/agreement.

HOME Investment Partnerships Program

As lead agency for the Lafayette Housing Consortium, the City of Lafayette is responsible for monitoring of HOME funded activities. As with the CDBG policy, monitoring for HOME program compliance is an ongoing process of planning, implementation, communication and follow-up and occurs throughout the life of a funded activity, from initial project planning to the end long-term compliance periods. Technical assistance is provided during the initial project planning and during the development stage. Progress and final payments are contingent upon compliance. Monitoring reviews during the period of affordability are conducted with the use of checklists and are followed up with written statements of compliance or noncompliance. In situations of non-compliance, the written statements detail actions and timeframes to bring the activity back into compliance. In addition, HOME funded activities are monitored according to the regulatory requirements for each type of activity.

HOME Activities Administered by CHDO's, Non-Profits, or For-Profit entities

1. Applications for funding must include specific details about the project, costs and beneficiaries.
2. Successfully funded applicants are required to sign a funding agreement, mortgage and/or covenants outlining all of the requirements, regulations and standards.

3. A program manager will perform site inspections periodically throughout the project.
4. Claims for payment are filed, with appropriate documentation, with the program manager. The program manager reviews the claim and approves it for payment.
5. The program manager will also monitor for beneficiary compliance.

Follow-up and Enforcement

1. Compliance concerns are addressed at all phases of an activity, as soon as the project manager is aware of the issue. Technical assistance is provided as necessary to maintain compliance.
2. Annual reviews of subrecipient activities are conducted by the project manager, using a checklist of areas to be reviewed. The annual reviews are followed up with written statements of compliance or non-compliance. In situations of noncompliance, the written statements detail methods and timeframes to bring the activity back into compliance.
3. Subrecipients may be required to file a Certified Public Accountant (CPA) annual report of subrecipient's financial stability and federally funded project expenditures. Records shall be maintained for five years after project closeout, which is when final payments and all related matters are closed.
4. Enforcement of activities not in compliance shall follow Part 85.43 with the right of appeal, as well as termination of a contract/agreement.

HOME Rental Projects

1. Each project is monitored as described above.
2. Documentation is provided to the program manager to ensure compliance with the funding agreements/mortgage/covenants. This documentation includes the number of assisted units, type and size of units, income level of residents, rent rates, utility allowances, and units receiving Section 8 or units receiving TBRA, if applicable.
3. HOME units are physically inspected to verify the condition of each unit and ensure compliance with HQS standards.

Tenant Based Rental Assistance (TBRA) Projects

1. TBRA projects are governed according to their funding agreements.
2. On an annual basis, the program manager meets with the administrator of each TBRA program. The administrator provides the program manager with information program policy and procedures, outreach, participant selection, unit information (including lead based paint visual and HQS inspections), tenant income documentation, tenant leases, and, if applicable, information regarding required self-sufficiency programming.
3. Claims for payment must be approved by the program manager and must include applicable documentation.

HOME Activities Administered by the City of Lafayette

1. Each activity is reviewed by the program manager for project feasibility, occupant eligibility and other factors such as appropriate subsidy levels.
2. The program manager will inspect each project to estimate project costs and requirements.
3. Upon approval of a project, funding agreements and/or mortgages are signed by applicant outlining terms and conditions of funds.
4. The program manager will monitor the progress of the project. The program manager will work with building inspectors in the appropriate jurisdiction to verify compliance with local building codes and construction standards.
5. Claims for payment are reviewed and approved by the program manager monitoring the project.

6. A final inspection at the completion of the project must be completed prior to the final payment. Also prior to final payment, the certificate of occupancy and/or inspection reports from the Building Department are obtained.

Housing Opportunities for People with AIDS (HOPWA)

*Refers to the HOPWA Table in the Needs.xls workbook.

19. Describe the activities to be undertaken with HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living.
20. Identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
21. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
22. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
23. Provide an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
24. Describe the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other

jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.

Neither the city of Lafayette nor the city of West Lafayette receive funds to service people with HIV/AIDS, or the Housing Opportunities for Persons with HIV/AIDS grant (HOPWA). The Center for Mental Health, Inc. utilizes HOPWA funds from the state of Indiana to provide housing services, including long and short term rental assistance. Short term rental assistance helps the individuals and households with rent or utility assistance in the event of possible eviction or utility shut-off.

HOPWA funds are also used in conjunction with other funds from the state of Indiana and private resources to provide social services. Some people living with HIV/AIDS make the 90-minute drive to Indianapolis, the closest city receiving HOPWA funds, to receive services specific to their needs. It is the hope of the local community to find additional resources to help this population in their own community.

Specific HOPWA Objectives

25. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD.

Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

26. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

As mentioned earlier, Tippecanoe County does not receive funds to assist persons living with HIV/AIDS directly. With one agency to serve the entire community, the cities of Lafayette and West Lafayette will utilize the limited CDBG resources they have to assist this population. The primary method they will be able to do this is by funding homelessness intervention and prevention programs that also serve persons with HIV/AIDS. The cities will also coordinate with the Homelessness Intervention and Prevention Network to locate other resource to help this population, including to continue support of applications to the state of Indiana for HOPWA funding.

1. **Amended:** *Support the needs of people living with HIV/AIDS and their families as part of the subpopulation of the homeless population.*

Lafayette will:

Strategy	Five-Year Goal
Amended: Encourage collaboration between agencies that support case management and other services specifically for people living with HIV/AIDS and other local agencies that serve low-income individuals.	10 meetings
Form a partnership with local service providers to access funding that will support services and housing for persons living with HIV/AIDS	Find 2 additional funding resources

West Lafayette will:

Strategy	Five-Year Goal
Amended: Encourage collaboration between agencies that support case management and other services specifically for people living with HIV/AIDS and other local agencies that serve low-income individuals.	10 meetings

OTHER NARRATIVES AND ATTACHMENTS

1. Include any Strategic Plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

Fair Housing Initiatives

Neither the city of Lafayette nor the city of West Lafayette has any regulatory impediments to fair housing choice. The city has a number of positive aspects regarding fair housing choice.

- The Comprehensive Plan for the Tippecanoe County includes mixed housing to allow for greater housing choice across the county.
- Overall, Tippecanoe County does have a high amount of affordable housing available, with 63 percent of the values of homes affordable to households earning 80 percent of the median family income or less. A total of 93 percent of the rental units are affordable to households earning 80 of the percent median family income or less.
- The Human Relations Commissions provided regular training programs to landlords over the past five years and continues to serve as advocates for fair housing choice.
- The cities of Lafayette and West Lafayette made some progress towards the goals set in the previous AI, including supporting additional homeownership training, providing articles for community outreach and including minority realtors in housing development projects.

Despite the progress made, some obstacles or impediments to fair housing still exist. The following chart outlines a variety of areas in need of improvement. The table ties each area to a specific area in this document. Each area may not have an impediment to fair housing choice connected, but may instead be an obstacle to fair housing such as maintaining records, fair housing education or community partnerships. The cities of Lafayette and West Lafayette will utilize five years, 2010-2014, to address the impediments listed in the chart.

Area in Need of Improvement	Impediment/Obstacle	Resolution/Outcome	Date to be Completed
Compliance Data	The general population is not aware of fair housing issues or where to file complaints.	Create user friendly information brochures and distribute through community housing development and social service agencies.	On-going: 2010-2014

Area in Need of Improvement	Impediment/Obstacle	Resolution/Outcome	Date to be Completed
Community Input	The general population, particularly the minority population, is not fully educated in the home buying process.	Support homeownership training classes.	On-going: 2010-2014
Compliance Data	The recently updated Comprehensive Plan for the city of West Lafayette and Lafayette lists fair housing choice as a goal or vision for the city.	Include a vision within the Comprehensive Plan before final adoption to include fair housing.	2010 Fiscal Year
Community Input	Though undocumented, some landlords are unclear on the protected classes as part of the fair housing acts, particularly familial status.	Provide education seminars to landlords and tenants to help facilitate understanding about the requirements of fair housing and each party's responsibilities.	On-going: 2010-2014
Housing Profile	Racial disparities are prominent in the number of denials for home loans.	Contribute to the professional publications, such as those with local real estate groups to encourage fair housing practices and emphasize the importance of fair housing choice.	On-going: 2010-2014

The cities of Lafayette and West Lafayette may use partnerships with state agencies and housing or community development advocacy groups to go beyond the steps listed in this plan to promote fair housing. The cities may also support other initiatives by the State of Indiana to promote fair housing. Such initiatives may include education programs related to fair housing, homeownership training or tighter mortgage and lender regulations. Such additional efforts may be listed in annual reports but the above initiatives and resolutions will be completed by the cities of Lafayette and West Lafayette over the next five years, 2010-2014.

2. Section 108 Loan Guarantee

If the jurisdiction has an open Section 108 project, provide a summary of the project. The summary should include the Project Name, a short description of the project and the current status of the project, the amount of the Section 108 loan, whether you have an EDI or BEDI grant and the amount of this grant, the total amount of CDBG assistance provided for the project, the national objective(s) codes for the project, the Matrix Codes, if the activity is complete, if the national objective has been met, the most current number of beneficiaries (jobs created/retained, number of FTE jobs held by/made available to LMI persons, number of housing units assisted, number of units occupied by LMI households, etc.)

Not applicable to the cities of Lafayette and West Lafayette.

3. Regional Connections

Describe how the jurisdiction's strategic plan connects its actions to the larger strategies for the metropolitan region. Does the plan reference the plans of other agencies that have responsibilities for metropolitan transportation, economic development, and workforce investment?

The city of Lafayette and West Lafayette do coordinate efforts within their region well. The cities' staffs participate on a number of committees, boards and networks to help the region find solutions to meet the needs of the community. They will continue such efforts over the next five years. In addition, the cities will strive to meet with staffs from other regions to exchange findings when implementing housing and social service programs. These meetings can also help educate staff on HUD regulations, new initiatives, other financial resources and problems other cities have encountered which Lafayette and West Lafayette can avoid. The following are strategies to enhance coordination efforts within and beyond the community.

1. Improve administration and coordination between the cities of Lafayette and West Lafayette.

Both cities will:

Strategy
Coordinate public meetings to compliment each other's Consolidated Planning efforts and utilize all meetings as a way to provide citizen input to each other's plans
Coordinate volunteer efforts to help both communities and reach all low to moderate income census tracts
Develop stronger relationships with other HUD entitlement cities to share ideas and expertise. Use this network on a bi-annual basis to improve efforts in the local community.